

Voted at Meeting of 2/26/81

BOARD OF APPEAL REFERRALS

February 26, 1981

1. Z-5061 Exxon Company, USA.
67 Blue Hill Avenue, Roxbury
2. Z-5064 Exxon Company. USA
711-719 Gallivan Boulevard, Dorchester
3. Z-5075 Anthony J. Arico
6 Delaware Place, Brighton
4. Z-5078 Maureen Doherty
754 East Fourth Street, South Boston
5. Z-5079 Cosimo Cilella
80 Havre Street, East Boston
6. Z-5081 Beacon Chambers Corporation
15-27 Myrtle Street, Boston
7. Z-5083 Joseph H. Collins
84 Atlantic Avenue, Boston
8. Z-5084 Rosemary Caulfield
778 East Broadway, South Boston
9. Z-5085 Joseph Warrick
21-21A Revere Street, Boston
10. Z-5087 David G. Fagunous
53 M Street, South Boston
11. Z-5089 Fraser and Walker Associates
Lili Banani, Trustee of Moshiri Co. Trust
251 Heath Street, Jamaica Plain
12. Z-5092 Matthew J. Strazzula
800 Wm. T. Morrissey Boulevard, Dorchester
13. Z-5096 Opportunities Industrialization Centers of Gr. Bos.
69-83 Zeigler Street, Roxbury
14. Z-5097 Eisenberg Haven Associates (prospective purchaser)
41 Morton Street, Jamaica Plain
15. Z-5106 Little Scholars' Workshop, Inc.
30 Harvard Street, Dorchester

continued

BOARD OF APPEAL REFERRALS

February 26, 1981

Z-4973-5009 Trustees of Boston University
Z-5023-5024 12 and 22 Babbitt Street, 75 and 90-225 Bay
Z-5101-5103 State Road, 517-521 Beacon Street, 38-48
Buswell Street, 481-1023 Commonwealth
Avenue, 28 and 42 Cummington Street,
252-254 Huntington Avenue, 46 Mountfort
Street, Boston

MEMORANDUM

February 26, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/10/81

Z-5061

Exxon Company, USA

Gas Service Station

67 Blue Hill Avenue, Roxbury
at Moreland Street

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Remodel

Violation(s):

Section

Required

Proposed

- 6-4. Signs directed towards residential area contrary to previous Board of Appeal proviso.
9-1. Extension of a nonconforming use requires Board of Appeal hearing.
18-1. Canopy not allowed in required front yard.

Facility is one of five stations to be renovated and modernized under petitioner's "facelift program". Appearance and efficiency will be improved. Recommend approval with provisos.

VOTED: In reference to petition Z-5061 brought by Exxon Company USA, 67 Blue Hill Avenue, Roxbury, for extension of nonconforming use and two variances to remodel existing gas service station in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that all lights reflect downward and away from residential properties to alleviate neighborhood concern; that the facility comply with Board of Appeal guidelines for gas service stations.



Z-5061
67BLUE HILL AVE.
(ROX.)

2

Board of Appeal Referrals 2/26/81

Hearing: 3/10/81

Z-5064

Exxon Company, U.S.A.

711-719 Gallivan Boulevard, Dorchester
at Hallet Street

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1 _____

Purpose: Remodel.

Violation(s):

Section

Required

Proposed

18-1. Canopy not allowed in required front yard.

Facility is one of five service stations petitioner has designated for its "facelift program" to improve appearance and efficiency. Renovations will include remodeling of exterior facade and interior of building, replacement of pumps and pump area, installation of canopy, new sidewalk, and landscaping near building, sign replacement. Recommend approval with proviso.

VOTED: In reference to Petition Z-5064, brought by Exxon Company, U.S.A., 711-719 Gallivan Boulevard, Dorchester, for a variance to remodel existing gas service station in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service stations.



Z-5064
711-719 GALLIVAN BLVD.
(DOR.)

Board of Appeal Referrals 2/26/81

Hearing: 3/3/81

Z-5075
 Anthony J. Arico
 6 Delaware Place, Brighton
 at Arlington Street

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from three apartments to four apartments.

Violation(s):

SectionRequiredProposed

- 8-7. Any dwelling converted for more families is forbidden in an R-.5 district.
- 15-1. Floor area ratio is excessive.
- 17-1. Open space is insufficient.

Occupancy existing. Violations will not have adverse effect. Off-street parking provided. Neighborhood reaction mixed, but concerns relate primarily to maintenance of property. Recommend approval with provisos.

VOTED: In reference to Petition Z-5075, brought by Anthony J. Arico, 6 Delaware Place, Brighton, for a forbidden use and two variances for change of occupancy from three apartments to four apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that property be maintained free of debris at all times; that landscaping be provided and plans submitted for design review.



7-5075
6 DELAWARE PLACE
(BRI.)

Board of Appeal Referrals 2/26/81

Hearing: 3/3/81

Z-5078
Maureen Doherty
754 East Fourth Street, South Boston
near M Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from three-family dwelling to four apartments.

Violation(s):

Section

Required

Proposed

- 8-7. Dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an H-1-50 district.
- 14-2. Lot area is insufficient.
- 15-1. Floor area ratio is excessive.
- 17-1. Open space is insufficient.

Proposal will legalize existing condition of several years. Abutters, community groups, and Little City Hall have no objection. Recommend approval.

VOTED: In reference to Petition Z-5078, brought by Maureen Doherty, 754 East Fourth Street, South Boston, for a forbidden use and three variances for change of occupancy from three-family dwelling to four apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Occupancy existing and compatible with general residential character of the area.



Board of Appeal Referrals

2/26/81

Z-5079

Hearing: 3/10/81

Cosimo Cilella
80 Havre Street, East Boston
near Decatur Street

Three-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from three apartments to three apartments and beauty salon.

Violation(s):

SectionRequiredProposed

8-7. Beauty salon is forbidden in H-1
District

Facility would be located on first floor of structure with one operator four days a week. Majority of customers live within walking distance. Community and Little City Hall have no objections.

Recommend approval with provisos.

VOTED: In reference to petition Z-5079, brought by Cosimo Colella, 80 Havre Street, East Boston, for a variance for change of occupancy from three apartments to three apartments and beauty salon in an apartment (H-1) District, the Boston Redevelopment Authority recommends approval with the following provisos: that the facility be limited to one operator, the petitioner's wife, that the service be by appointment only and not conducted on Sunday; that signs be limited to minimum required by Board of Registration of Hairdressers, be located inside a window and displayed only during business hours; that the use extend to the petitioner only and expire upon sale, lease or other disposition of the property



Z-5079
80 HAVRE ST.
(E. B.)

Board of Appeal Referrals 2/26/81

Hearing: 3/3/81

Z-5081
 Beacon Chambers Corporation
 15-27 Myrtle Street, Boston
 at Joy Street

Eight-story structure

District(s): apartment H-2-65 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from hotel, restaurant, and retail stores to
 60 apartments, restaurant, and retail stores.

Violation(s):

SectionRequiredProposed

15-1. Floor area ratio is excessive.

17-1. Open space is insufficient.

Property is currently in litigation for resolution of lodging house use.
Recommend Board of Appeal defer decision as indicated in vote.

VOTED: In reference to Petition Z-5081, brought by
 Beacon Chambers Corporation, 15-27 Myrtle
 Street, Boston, for two variances and change
 of occupancy from hotel, restaurant, and
 retail stores to sixty apartments, restaurant,
 and retail stores in an apartment (H-2-65)
 district, the Boston Redevelopment Authority
 recommends that the Board of Appeal defer
 decision at this time pending resolution of
 litigation involving property and subsequent
 formal Authority recommendation. Boston
 Housing Court has ruled that owner must
 restore property to lodging house use if, by
 March 10, 115 of its former tenants affirm
 their desire to return.

(B. B.)

POND

EROG

MONUMENT

DEACON

Board of Appeal Referrals 2/26/81

Hearing: 3/3/81

Z-5083
Joseph H. Collins
84 Atlantic Avenue, Boston
at Commercial Wharf

4½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: Erect interior addition to dwelling unit.

Violation(s):

Section

Required

Proposed

9-1. Extension of a nonconforming use requires Board of Appeal approval.

15-1. Floor area ratio is excessive.

Petitioner proposes to add a loft floor within his apartment dwelling unit. No exterior changes. Violation will not have an adverse effect.
Recommend approval with provisos.

VOTED: In reference to Petition Z-5083, brought by Joseph H. Collins, 84 Atlantic Avenue, Boston, for an extension of a nonconforming use and a variance to erect an interior addition to a dwelling unit in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that proposal will not change the exterior appearance of the roof; that plans be submitted to the Authority for design review.



Board of Appeal Referrals

February 26, 1981

Hearing: March 3, 1981

Z-5084
Rosemary Caulfield
778 East Broadway, South Boston
Near M Street

3 story structure

District(s):	apartment H-1-50	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: Change occupancy from three apartments to five apartments and accessory lawyer's office.

Violation(s):

Section

Required

Proposed

8-7. Dwelling converted for more families
which does not meet the requirements
of lot area is forbidden in an H-1-50
district

14-2. Lot area is insufficient

Residential proposal is compatible with the general neighborhood density. Although the lawyer's office is an allowed accessory use residents have expressed concern that it will create a precedent and are opposed to future non-residential encroachment. Parking is an acute problem in the area.
Recommend approval with proviso.

VOTED: In reference to petition Z-5084, brought by Rosemary Caulfield, 778 East Broadway, South Boston, for a forbidden use and a variance for change of occupancy from three apartments to five apartments and accessory lawyer's office in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the use extend to the appellant only and expire upon sale, lease or other disposition of the whole or any part of the property. Residential proposal is compatible with general neighborhood density. Although the lawyer's office is an allowed accessory use, residents have expressed concern that it will create a precedent and are opposed to future non-residential encroachment. Parking is an acute problem in the area.



Board of Appeal Referrals 2/26/81

Hearing: 3/3/81

Z-5085
Joseph Warrick
21-21A Revere Street, Boston
near Garden Street

Four-story structure

District(s): apartment H-2-65 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Rebuild penthouse on apartment (5 units) structure.

Violation(s):

Section

Required

Proposed

15-1. Floor area ratio is excessive.

Expansion of penthouse is inappropriate, is opposed by the community, and would create a negative precedent in this high density neighborhood.
Recommend denial.

VOTED: In reference to Petition Z-5085, brought by Joseph Warrick, 21-21A Revere Street, Boston, for a variance to rebuild penthouse on apartment structure in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. Expansion of penthouse is inappropriate for the area and would create a negative precedent in this high density neighborhood.



Z-5085
21-21A REVERE ST.
(B.P.)

Board of Appeal Referrals

2/26/81

Hearing: 3/3/81

Z-5087

David G. Fagunous
53 M Street, South Boston
near East Broadway

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from two-family to four-family dwelling

Violation(s):

Section

Required

Proposed

8-7. Dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an H-1 District

14-2. Lot area is insufficient

17-1. Open space is insufficient

Proposed occupancy is compatible with general residential density of the neighborhood. Abutters, neighborhood groups and Little City Hall have indicated support. Recommend approval.

VOTED: In reference to Petition Z-5087, brought by David G. Fagunous, 53 Elm Street, South Boston, for a forbidden use and two variances for change of occupancy from two-family to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposed occupancy is compatible with general residential density of the neighborhood.



CHRISTOPHER J. LEE
PLAYGROUND

INDEPENDENCE
SQUARE

BROADWAY

5087
M STREET

ST. BRIGID'S
CHURCH (R.C.)

NAZARETH
HIGH SCHOOL

NAZARETH
GRADE SCHOOL
(G.R.A.M.)

FOURTH

JOSEPH
SCHOOL

STREET

CHURCH OF OUR
SAVIOR

EMERSON

EAST

ST. PETER
STATION

THIRD

EAST

SECOND

EAST

EAST

STREET

STREET

EAST

SOUTH
BAPTIST
CHURCH

EAST

CUTLER

STREET

FIFTH

STREET

STREET

Board of Appeal Referrals 2/26/81

Hearing: 3/10/81

Z-5089

Fraser and Walker Associates

Lili Banani, Trustee of Moshiri Company Trust
(prospective purchaser)251 Heath Street, Jamaica Plain
at Lawn Street

Four-story structure

District(s): apartment H-1 general business L-1 industrial
 residential and local business waterfront
 single family manufacturing

Purpose: Change occupancy from storage and garage to 34 apartments,
offices, and retail.

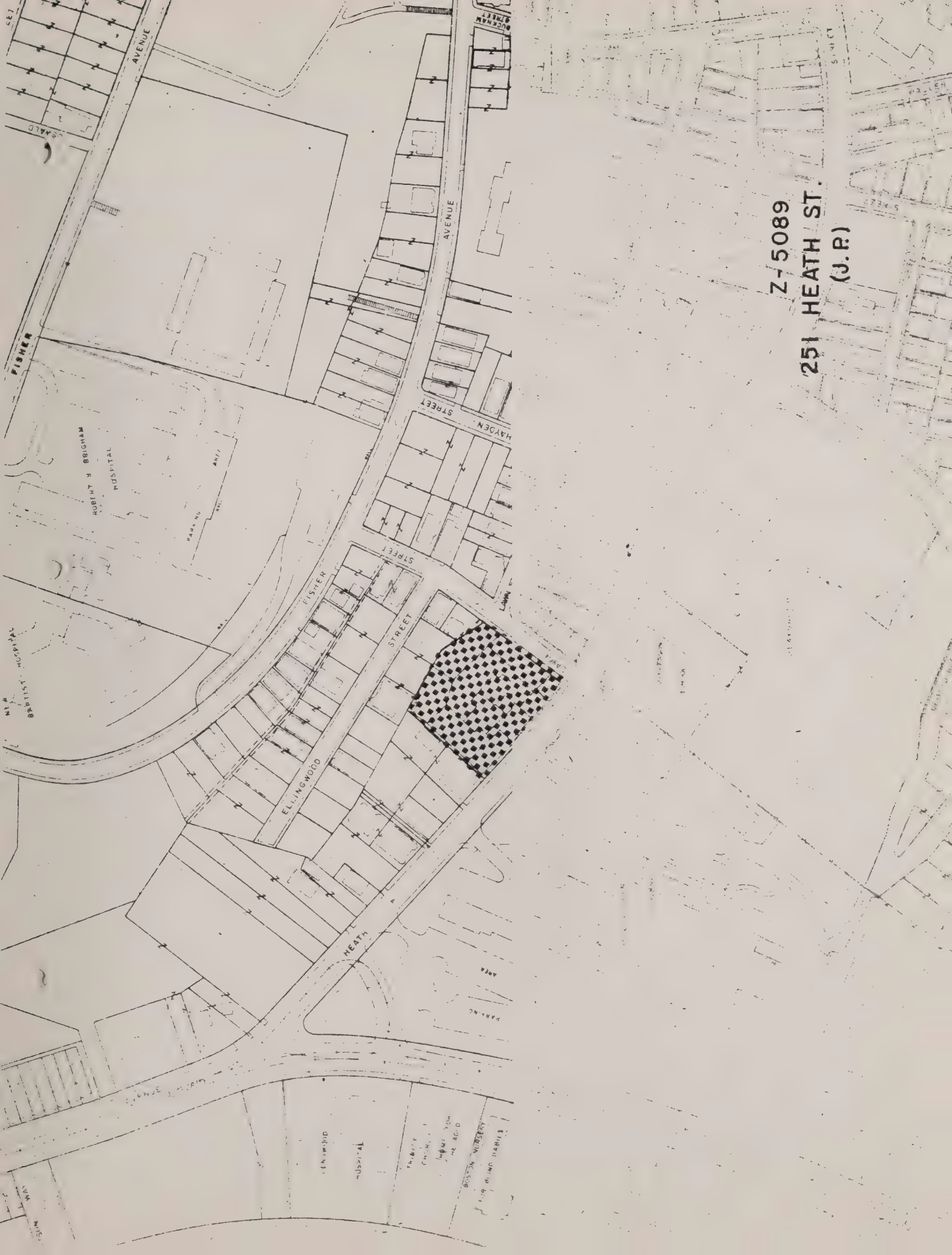
Violation(s):

SectionRequiredProposed

- 15-1. Floor area ratio is excessive.
- 17-1. Open space is insufficient.
- 23-4. Off-street parking is insufficient.
- 18-1. Front yard is insufficient.

Developer is unsure of financial commitment at this time and could possibly withdraw petition. In any event, developer should arrange meeting with community to resolve neighborhood issues and concerns. Recommend Board of Appeal defer decision pending community-developer meeting and Authority's formal recommendation.

VOTED: In reference to Petition Z-5089, brought by Fraser and Walker Associates and Lili Banani, Trustee of Moshiri Company Trust, 251 Heath Street, Jamaica Plain, for four variances for change of occupancy from storage and garage to 34 apartments, offices, and retail in apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends at this time that the Board of Appeal defer decision until developer meets with community to resolve neighborhood issues and concerns and subsequent formal recommendation by the Authority.



Z-5089

251 HEATH ST.

(J.R.)

Board of Appeal Referrals

February 26, 1981

Hearing: March 10, 1981

Z-5092

Matthew J. Strazzula
 800 Wm. T. Morrissey Blvd
 Dorchester
 Near Freeport Street

2 story structure

District(s):	apartment_____	general business_____	industrial I-2_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Increase capacity of motel from 144 to 178 units;
 Erect one story addition.

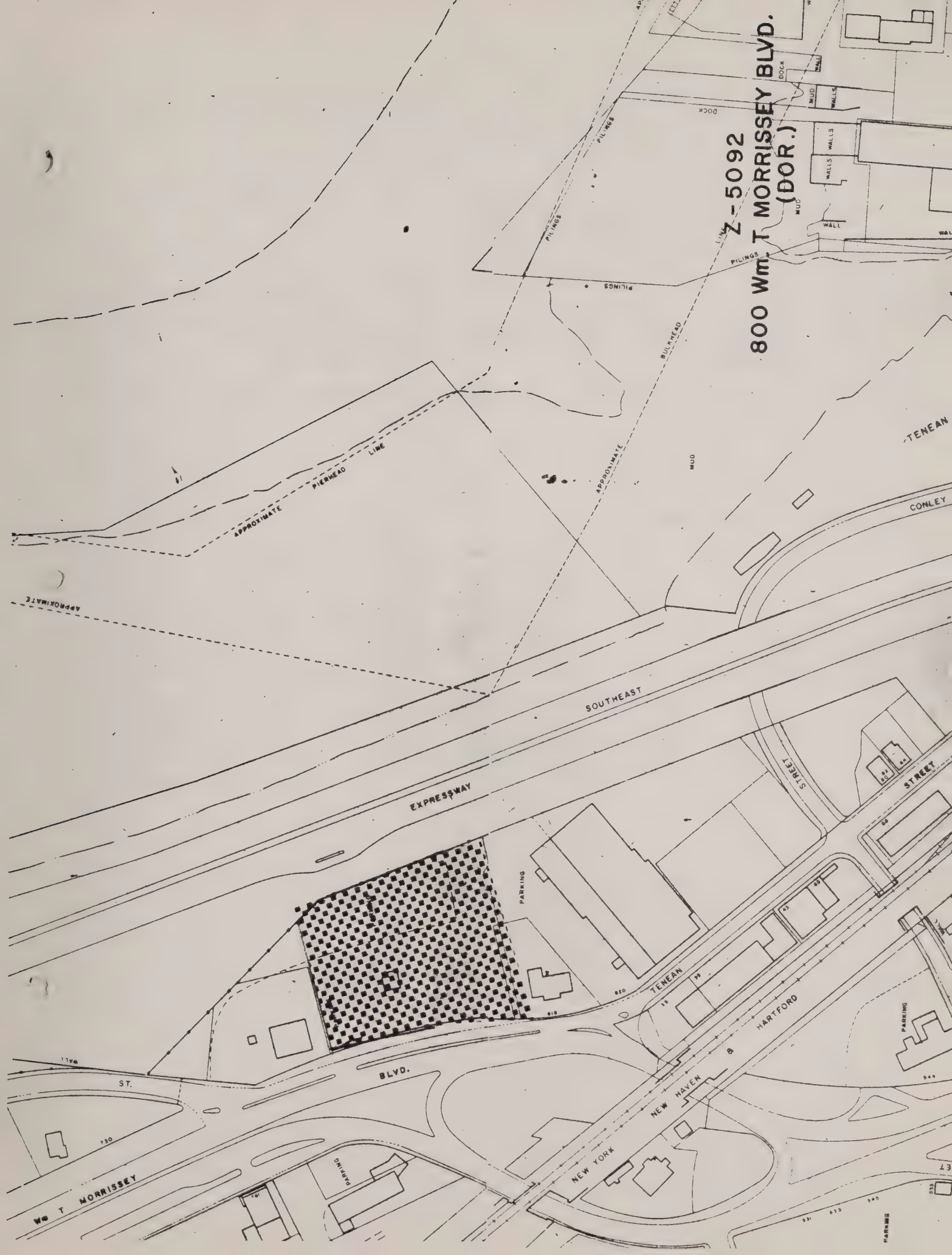
Violation(s):

SectionRequiredProposed

9-1. Extension of a non conforming use requires
 Board of Appeal Hearing

Proposed addition would be constructed on east wing of
 Susse Chalet Motel structure in rear of lot parallel to
 the Expressway. No adverse impact on this commercial area.
 Abutters have no objections. Ample parking is provided.
Recommend approval with proviso.

VOTED: In reference to petition Z-5092,
 brought by Matthew J. Strazzula
 800 Wm. T. Morrissey Blvd. Dorchester,
 for an extension of a non conforming
 use to increase capacity of motel
 from 144 to 178 units and erect a
 one story addition in an industrial
 (I-2) district, the Boston Redevelopment
 Authority recommends approval provided
 plans are submitted to the Authority
 for design review.



Z-5092
800 Wm T MORRISSEY BLVD.
(DOR.)

W T MORRISSEY

EXPRESSWAY

BLVD.

PARKING

SOUTHEAST

TENEAN

HARTFORD

NEW HAVEN

NEW YORK

STREET

STREET

PARKING

PIERHEAD

Board of Appeal Referrals 2/26/81

Hearing: 3/10/81

Z-5096

Opportunities Industrialization Centers of
Greater Boston, Inc.
69-83 Zeigler Street, Roxbury
at Winslow Street

One-story structure

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from garage to training area and offices.

Violation(s):

Section

Required

Proposed

8-7. Trade, professional, or other school is
conditional in a B-1 district.

23-3. Off-street parking is insufficient.

Proposal is an extension of existing school located on Dudley Street. New machine shop will be provided in the building for students learning trades. However, expansion could tend to increase curb parking demands in the congested area. Off-street parking must be provided. Recommend approval with proviso.

VOTED: In reference to Petition Z-5096, brought by Opportunities Industrialization Centers of Greater Boston, Inc., 69-83 Zeigler Street, Roxbury, for a conditional use and a variance for change of occupancy from garage to training area and offices in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that petitioner acquire or lease property to provide off-street parking. Proposed expansion could tend to increase curb parking demands in this congested area.



Z-5096
69-83 ZEIGLER ST.
(ROX.)

DUDLEY
M.B.T.A.
STATION

DUDLEY
REGIONAL
LIBRARY

CIVIC CENTER
COURT HOUSE

POLICE
STATION

SALVATION
ARMY

DEARBORN
STREET

GREENVILLE
STREET

WINSLOW
STREET

HARRISON
STREET

WARREN
STREET

DUDLEY
STREET

WINSLOW
STREET

WINSLOW
STREET

WINSLOW
STREET

WINSLOW
STREET

WINSLOW
STREET

WINSLOW
STREET

WEBSTER
STREET

FUSTIS
STREET

REMUEW
STREET

PALMER
STREET

TABER
STREET

VERNON
STREET

MAIN
STREET

SHAWMUT
STREET

ALBANY
STREET

CLUNEY
STREET

BEAN
STREET

WINSLOW
STREET

HARRISON
STREET

WARREN
STREET

DUDLEY
STREET

Board of Appeal Referrals 2/26/81

Hearing: 3/3/81

Z-5097

Eisenberg Haven Associates (prospective purchaser)
41 Morton Street, Jamaica Plain
near Orchardhill Road

Four-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from hospital to offices; erect three-story addition.

Violation(s):

Section

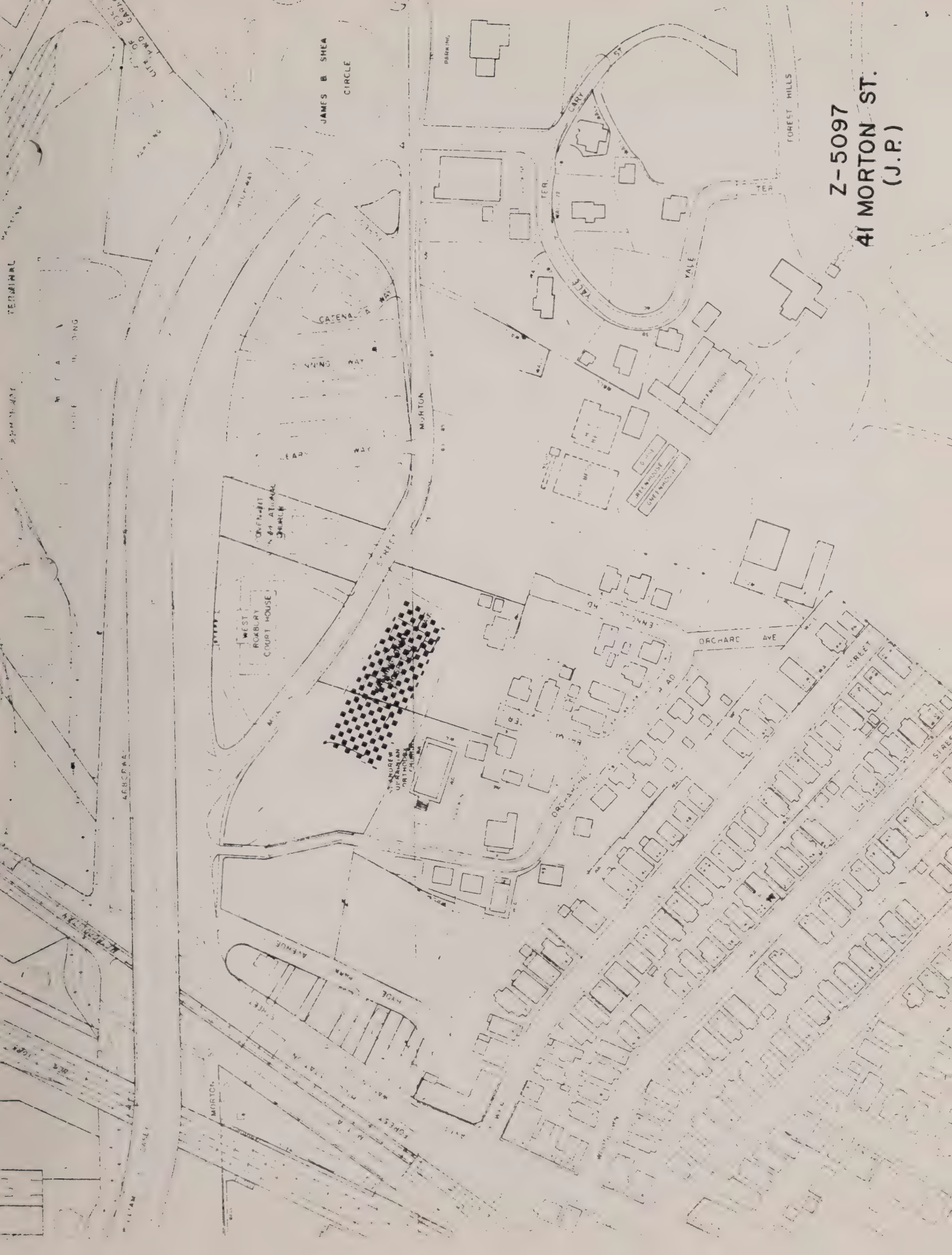
Required

Proposed

- 8-7. Office building is forbidden in an R-.8 district.
- 10-1. Parking is not allowed within the required front yard.

Proposal would convert vacant former "Washington Hospital" to a general office building. Addition would be occupied for same use. Development is compatible with mixed institutional-commercial-residential area. Recommend approval with provisos.

VOTED: In reference to Petition Z-5097, brought by Eisenberg Haven Associates, 41 Morton Street, Jamaica Plain, for two variances for a change of occupancy from hospital to offices and to erect a three-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that adequate parking facilities be provided; that plans be submitted to the Authority for design review.



Z-5097
41 MORTON ST.
(J.P.)

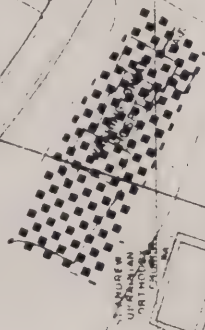
JAMES B SHEA
CIRCLE

FOREST HILLS

MORTON

ORCHARD AVE

WESTBURY
COURT HOUSE



STANLEY
MORTON

Board of Appeal Referrals 2/26/81

Hearing: 3/10/81

Z-5106

Little Scholars' Workshop Inc.
30 Harvard Street, Dorchester
at Chamberlain Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from day care center (50 children) and one apartment to day care center (100 children) and accessory offices.

Violation(s):

Section

Required

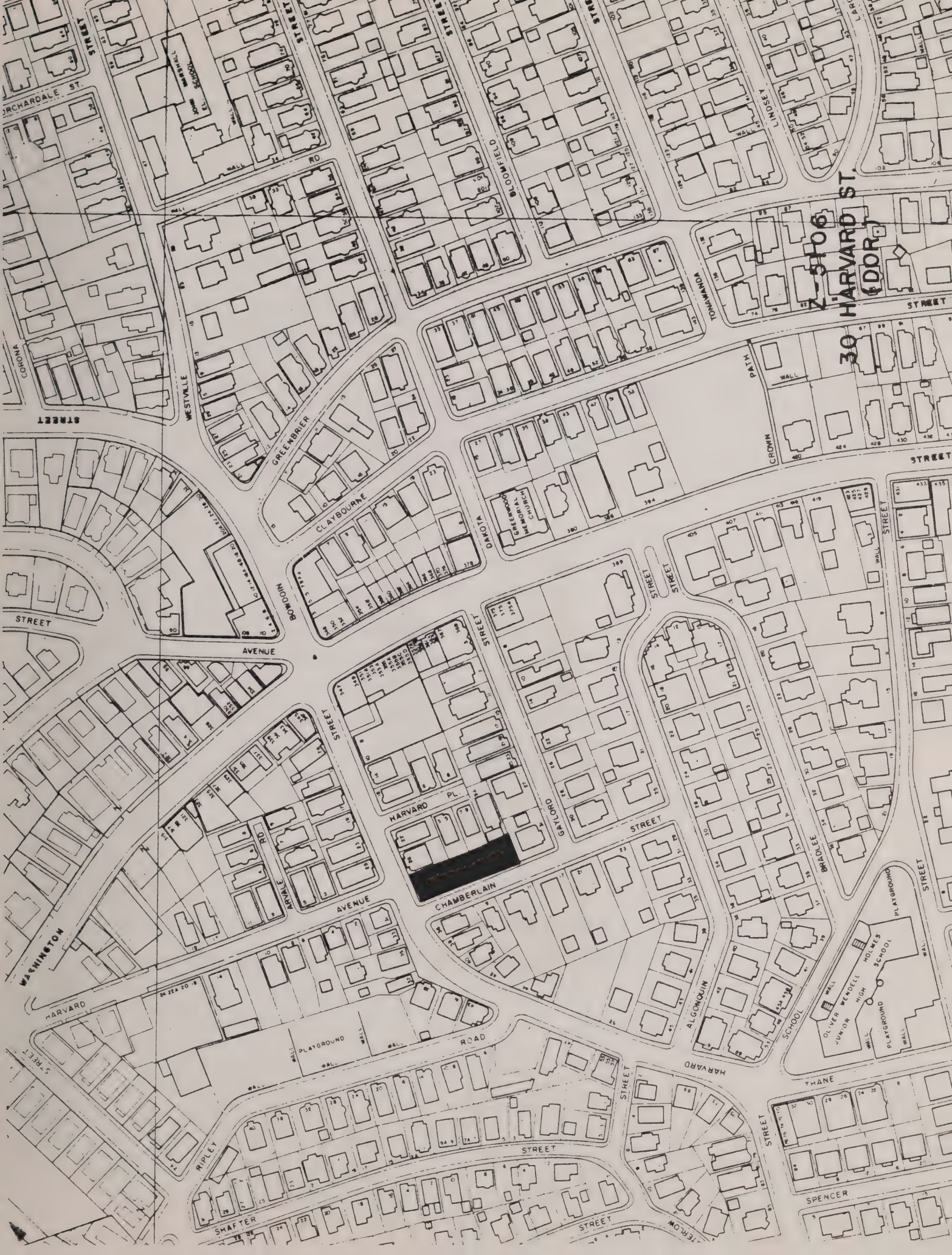
Proposed

8-7. Day care center for 100 children is conditional in an R-.8 district.

In December, Authority recommended approval of increase from 50 to 60 children; Board of Appeal subsequently dismissed without prejudice because of clerical technicality.

Plans have not been submitted to justify current petition to increase capacity to 100 children. Staff will still support previous proposal for 60 children. Recommend denial.

VOTED: In reference to Petition Z-5106, brought by Little Scholars' Workshop Inc., 30 Harvard Street, Dorchester, for a conditional use for change of occupancy from day care center (50 children) and one apartment to day care center (100 children) and accessory offices in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Plans have not been submitted to justify increase in capacity to 100 children. However, Authority will support previous proposal for 60 children.



30 HARVARD ST.
Z-5106
(DOR.)

Board of Appeal Referrals 2/26/81

Hearing: 2/27/81

Z-4973-5009, 5023-5024, 5101-5103

Trustees of Boston University

12 and 22 Babbitt Street, 75 and 90-225 Bay State Road,
517-521 Beacon Street, 38-48 Buswell Street,
481-1023 Commonwealth Avenue, 28 and 42 Cummington Street,
252-254 Huntington Avenue, 46 Mountfort Street, Boston

University structures

District(s): H-2, H-4,
 apartment H-3-65 general business B-2 industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing M-2

Purpose: Change occupancies of 42 structures to accessory storage, set construction, dormitories, faculty-staff-student apartments, academic offices, faculty-staff-student market apartments, faculty club, academic classrooms, offices, laboratories, shops, conference room, university travel center and travel agency, restaurant, commercial parking, hairdressing salon,
Violation(s): {retail store, student newspaper offices, academic parking.

Section

- 8-6. Change in pre-existing conditional use requires Board of Appeal approval.
- 8-7. Degree granting university is conditional in an M-2 district.
- 8-7. Dormitory accessory to degree granting university is conditional in an H-4 district.
- 8-7. Restaurant is forbidden in an H-4 district.
- 8-7. Parking lot is conditional in an M-2 district.
- 8-7. Parking lot for fee is forbidden in an H-4 district.
- 8-7. Parking lot is conditional in a restricted parking district.
- 8-7. Agency office is forbidden in an H-4 district.
- 8-7. Beauty shop is forbidden in an H-4 district.
- 9-2. Change in nonconforming use requires Board of Appeal approval.
- 23-1. Off-street parking is insufficient.

Proposal generally conforms with Cooperation Agreement dated July 15, 1980,
between City and Boston University. Recommend approval.

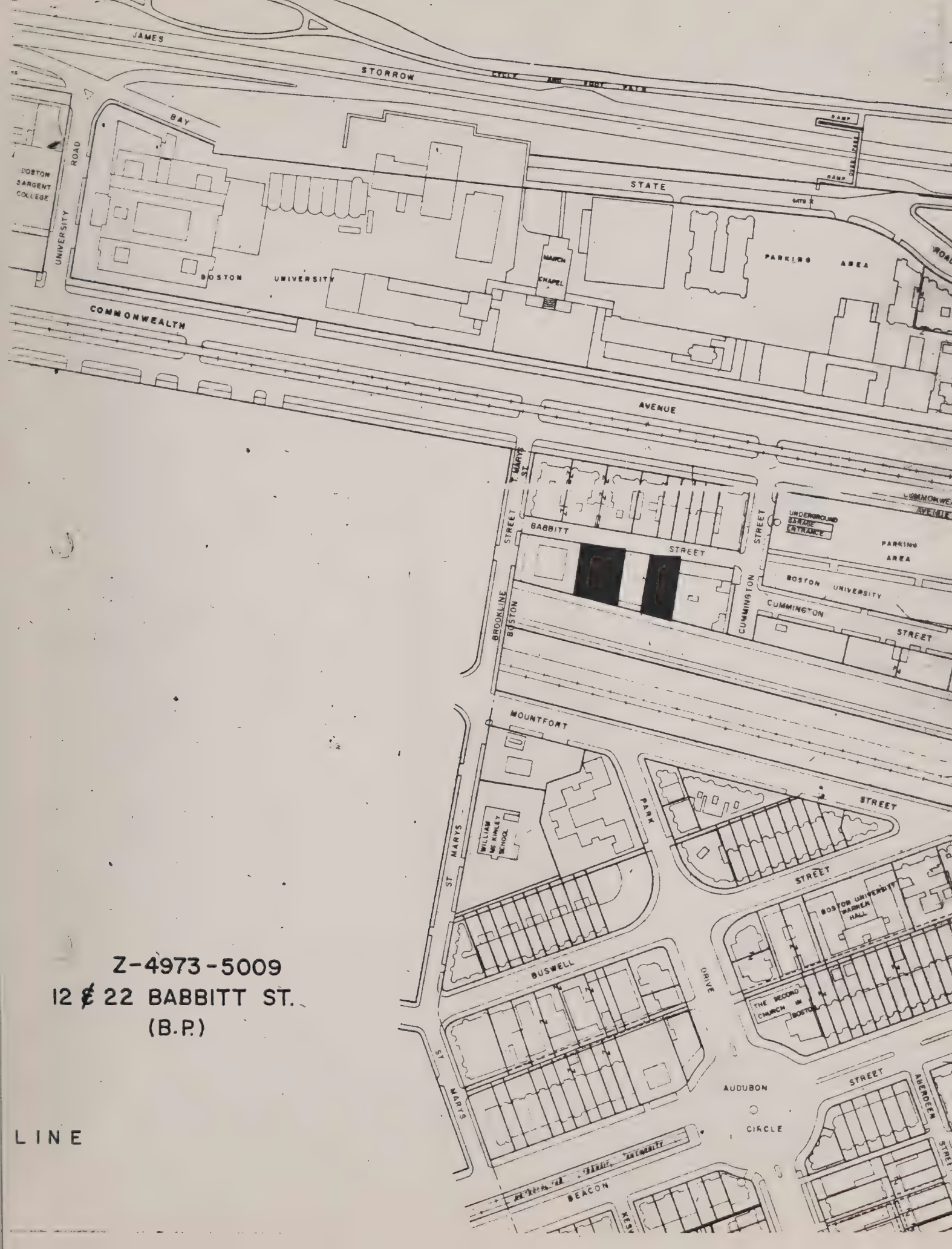
Z-4973-5009, -5023-5024, -5101-5103 - continued
Trustees of Boston University

VOTED: In reference to Petitions Z-4973-5009, -5023-5024, and -5101-5103, brought by the Trustees of Boston University, 12 and 22 Babbitt Street, 75 and 90-225 Bay State Road, 517-521 Beacon Street, 38-48 Buswell Street, 481-1023 Commonwealth Avenue, 28 and 42 Cummington Street, 252-254 Huntington Avenue, and 46 Mountfort Street, Boston, for fifty-five conditional uses, four changes in nonconforming uses, six forbidden uses, and nine variances to change occupancies of forty-two structures in apartment (H-2, H-4, H-3-65), general business (B-2), and manufacturing (M-2) districts, the Boston Redevelopment Authority recommends approval. Proposed occupancies of thirty-nine properties are contained within Cooperation Agreement dated July 15, 1980, between the City and Boston University. With respect to the remaining three properties, on which real estate taxes will continue to be paid:

Office uses at 75 Bay State Road will minimize interior alteration and not impact uses in the surrounding area.

Consolidation of School of Theatre and Drama at 252-254 Huntington Avenue is within theatre area of BU campus and is consistent with commercial-institutional uses.

More than 50% of units at 46 Mountfort Street were previously leased to BU. Non-University residents will be allowed to remain.



Z-4973-5009

12 & 22 BABBITT ST.
(B.P.)

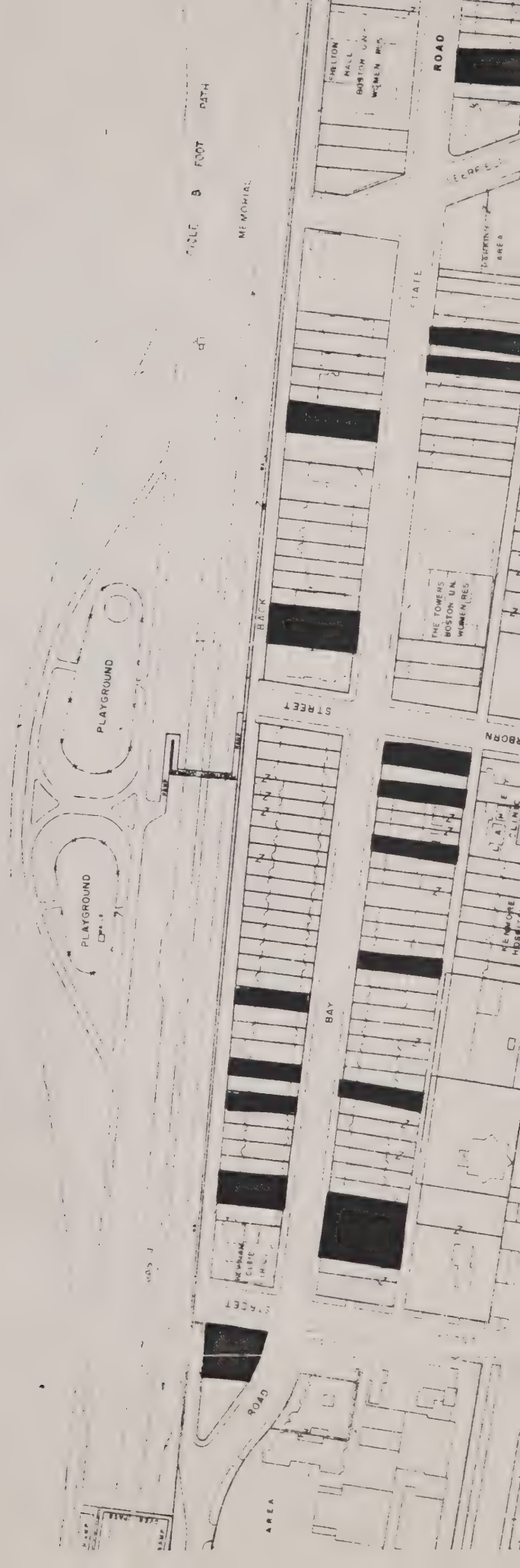
LINE

90-225 BAY STATE RD.

(B. P.)

REVISED

CHARLES

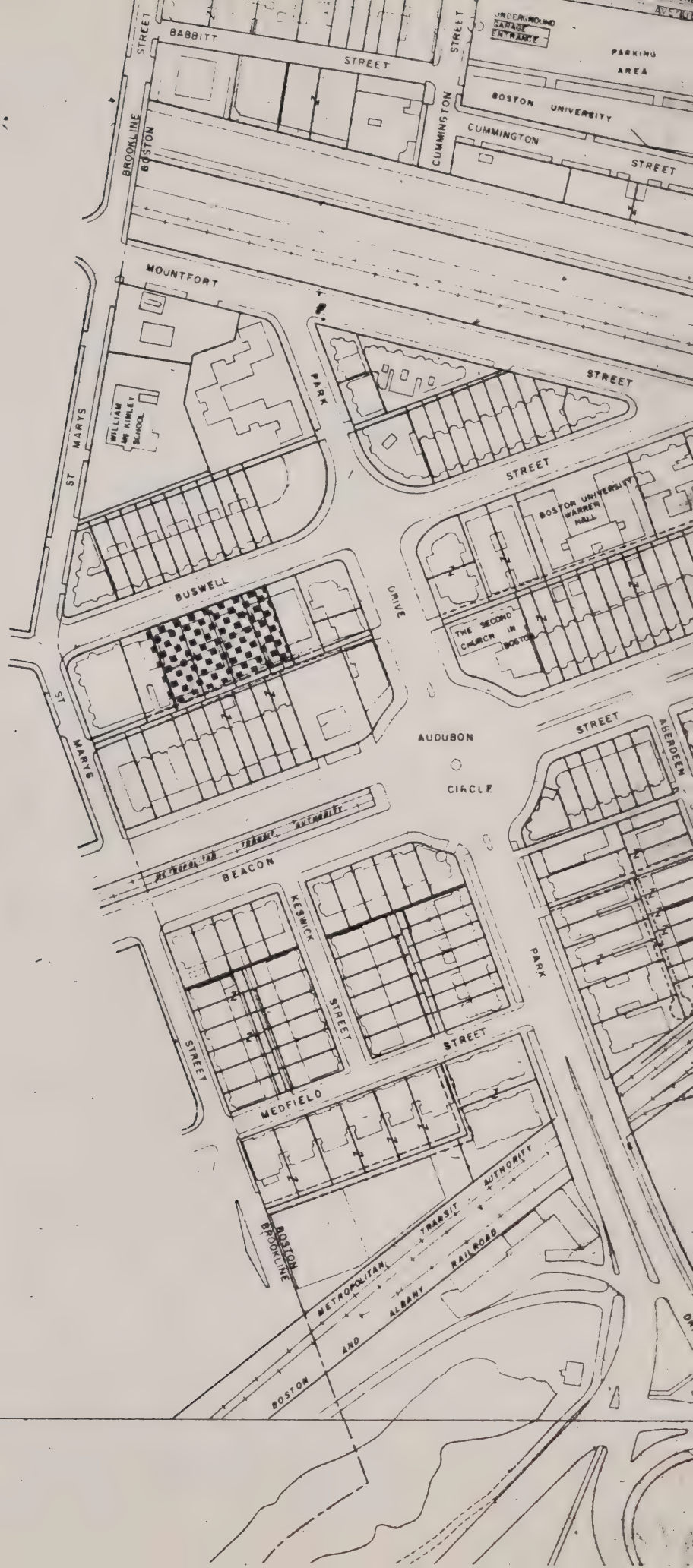


Z-4973-5009

517 BEACON ST.
(B.P.)



KLINE



Z - 4973-5009

38-48 BUSWELL ST.
(B.P.)



Z-4973-5009

481-1023 COMMONWEALTH AVE

(B.P.)

MASSACHUSETTS



Z-4973-5009

481-1023 COMMONWEALTH AVE.

(B.P.)

AVENUE

THE SOMERSET HOTEL

THE BOSTON ACADEMY

STREET

FRANCIS M. WISSEMAN'S OF MARY

HARVARD

MARLBOROUGH

NOBLES

STREET

M.T.A. STATION

COMMONWEALTH

WEST

STREET

AUTHORITY

RAILROAD

STREET

SQUARE

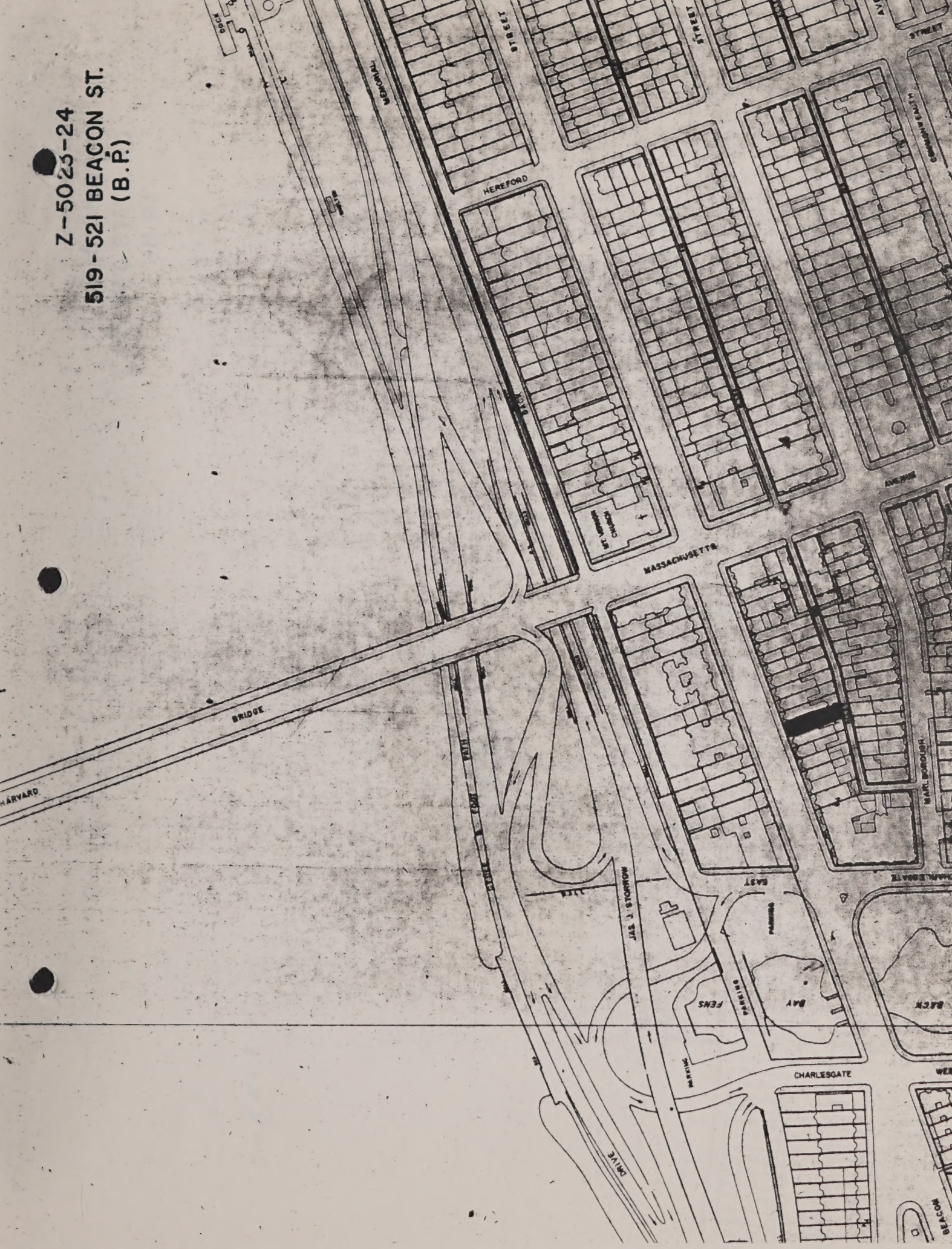
IN WAY



Z-4973-5009

28 & 42 CUMMINGTON ST
(B.P.)

Z-5023-24
519-521 BEACON ST.
(B.P.)



Z-5101-03

75 BAY STATE RD.

(B.P.)

BASIN

RIVER

CHARLES

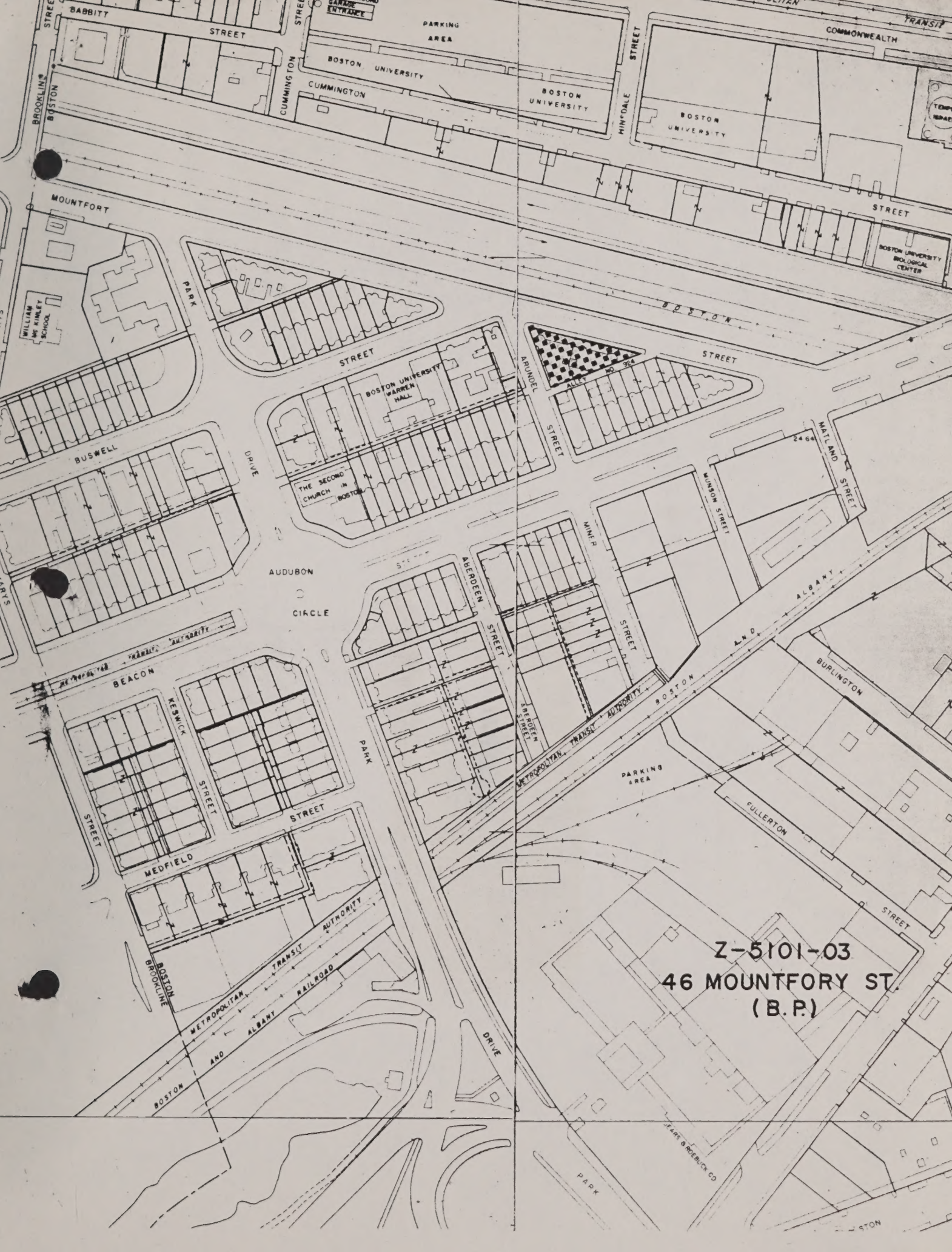




Z-5101-03

252-54 HUNTINGTON AVE

(B.P.)



Z-5101-03
46 MOUNTFORT ST.
(B.P.)